

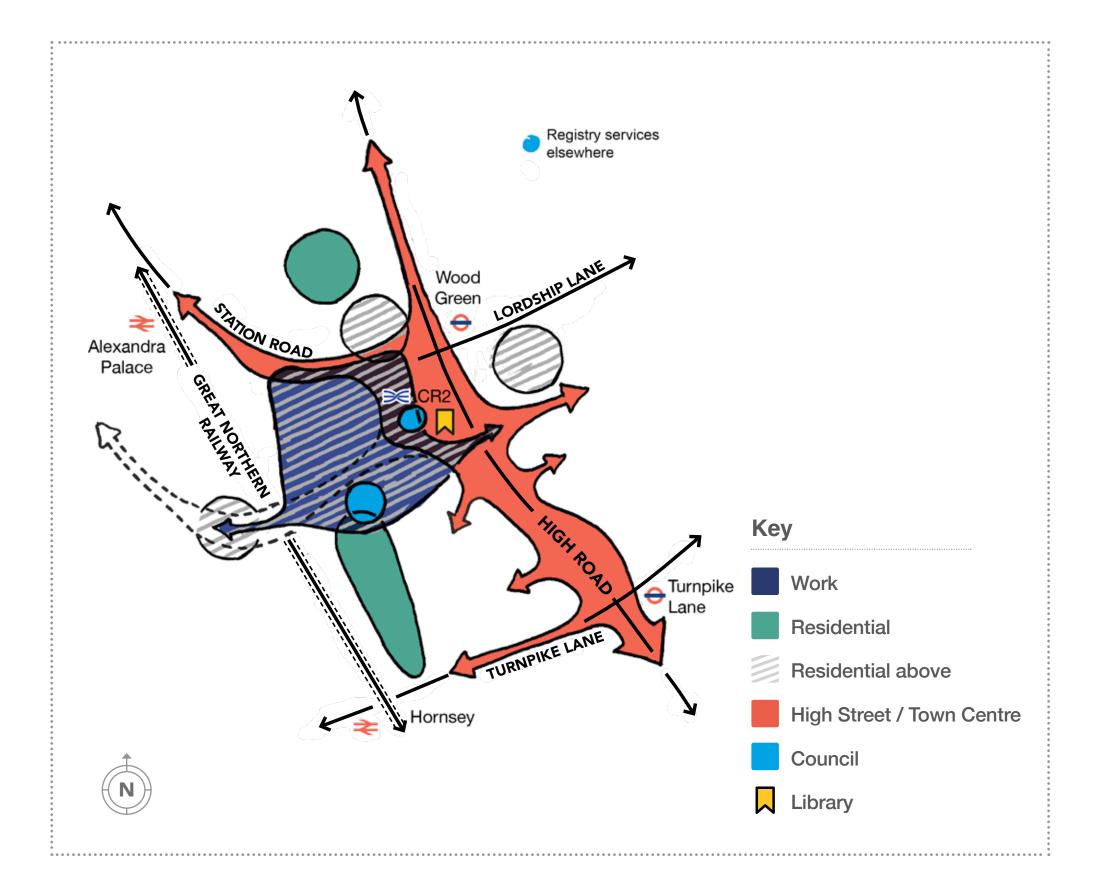
# 4 - SIGNIFICANT TRANSFORMATION





## The Strategy

Based on a single, central Wood Green Crossrail 2 station and the redevelopment of the Mall (east and west sides), Option 4 involves increased density and intensified retail, residential, civic and employment uses. It creates an important hub for Haringey and enables strong and direct links to Alexandra Palace as well as the forming of a strong employment and cultural area.



- ONE Crossrail station at Wood Green and maximum provision of new housing and new jobs
- Opportunity for provision of a major leisure offer
- Opportunity to attract a major employer to the area
- Strongest east-west links with a major Town Square
- A new linear park (a pedestrian focused and generous green link with places to sit and play along the way) connecting Alexandra Park to Wood Green town centre
- Town centre expanded to include a re-developed Cultural Quarter and new community infrastructure
- Cultural quarter provides a mix of workspace and some residential to support affordable workspace
- Opportunity for a cultural institution such as a theatre
- Retail enhanced and strengthened with complete re-development of the Mall's area
- Arriva bus garage re-clocated to allow comprehensive redevelopment of the site into a new urban quarter
- Council front-of-house and Council chamber, located on the High Street, back-of-house offices in the Cultural Quarter.

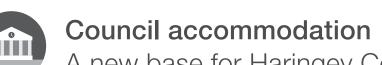
### The Ideas

A new Town Square An open and green public space at the heart of Wood

A space for markets providing Wood Green's markets with a permanent, visible and accessible destination

A contemporary public library Offering traditional library services alongside learning, training, leisure and community facilities

Sports pitches, childrens play facilities or outdoor gym equipment for over 65's or similar groups



A new base for Haringey Council including the public facing, office functions and Council chamber

Leisure and improved food and drink A range of activities including restaurants, cafes, pubs, and bars and leisure uses such as cinemas

Greenspace enhancement

### Upgrading existing spaces to improve habitats for wildlife and visually enhance the urban environment

Improved community infrastructure Accommodating social services such as schools, further education and training, healthcare or community space

Street enhancements
Cleaner and safer street Cleaner and safer streets, wider pavements, improved lighting, more seating and greener landscaping

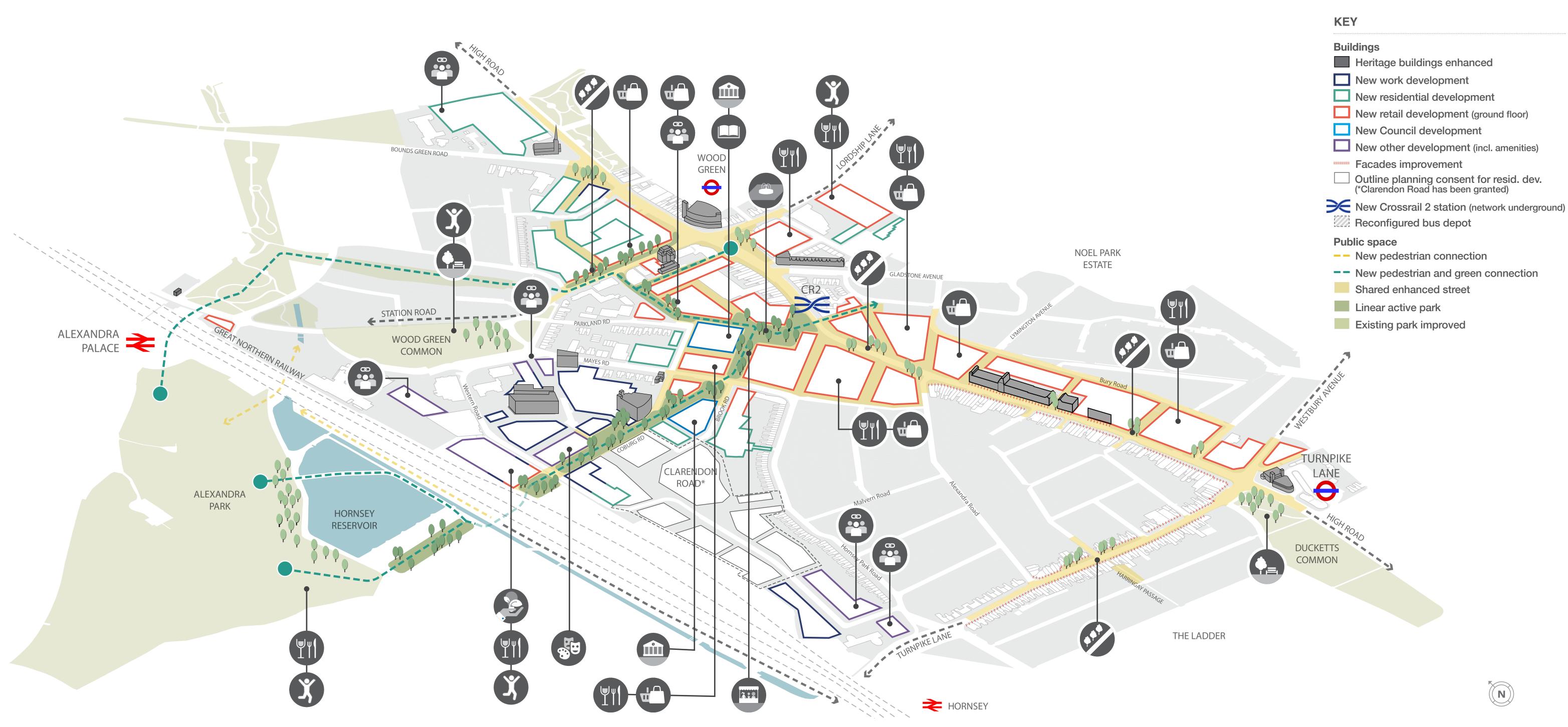
## New retail development

New floorspace catering for local convenience to destination shopping that supplements the existing High Street offer

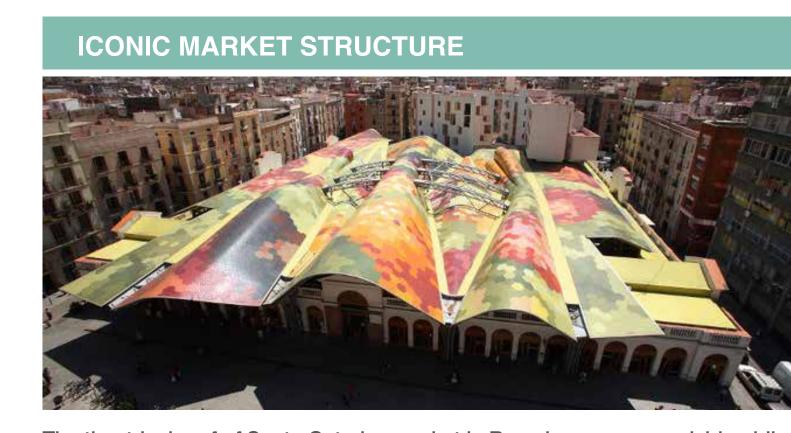
Providing green infrastructure An Energy Hub that will aid sustainability by providing an efficient heating and cooling system for new buildings



Uses such as a gallery or performance venue that will build a reputation through art and culture



# The Atmosphere: "An attractive hub in Haringey"



The theatrical roof of Santa Caterina market in Barcelona covers a vivid public space that is not only a landmark but an integral part of the local community



The Good's Line in Sydney is an important green space and new strategic link connecting into various cultural, educational and employment areas



A recently built amphitheatre in Virginia, USA provides a playful cultural anchor and space for public gathering at the heart of a Town Centre



The London Aquatics centre is now an affordable community resource with its cost supported by commercial events and sporting competitions

